

Desert Sands Phase 3B Annexation

City of El Paso — City Plan Commission — 4/4/2019

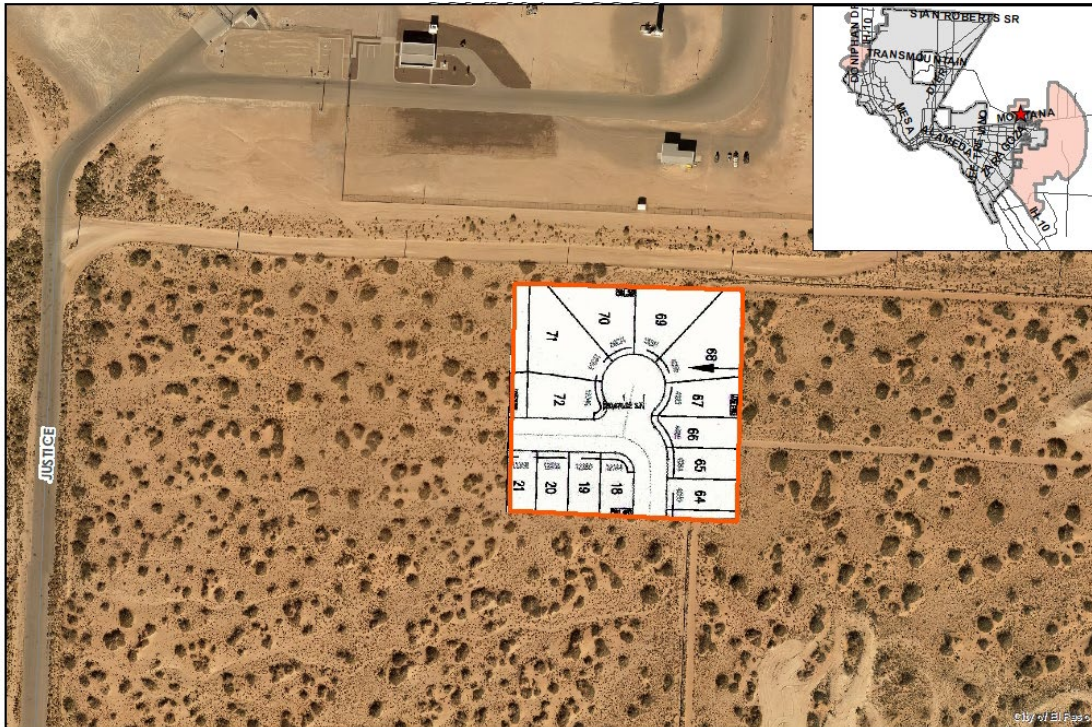
SUAX19-00001 — Annexation Agreement and Service Plan



STAFF CONTACT:	Karina Brascgalla, (915) 212-1604, BrascgallaKX@elpasotexas.gov
OWNER:	EPT Desert Sands, LLC.
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	North of Montana and West of Rich Beem; Adjacent to District 5
LEGAL DESCRIPTION:	A Portion of Section 28, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
ACREAGE:	3.00 acres
REQUEST:	Annexation for Residential Development
RELATED APPLICATIONS:	See Page 4
DCC RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant is requesting to annex approximately 3.00 acres of land located within the City of El Paso's Extraterritorial Jurisdiction (ETJ) to develop 13 single-family residential lots and the extension of a local street.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the Annexation Agreement and Service Plan (see Attachment 6). The subject property complies with the standards of the City's Annexation Policy.



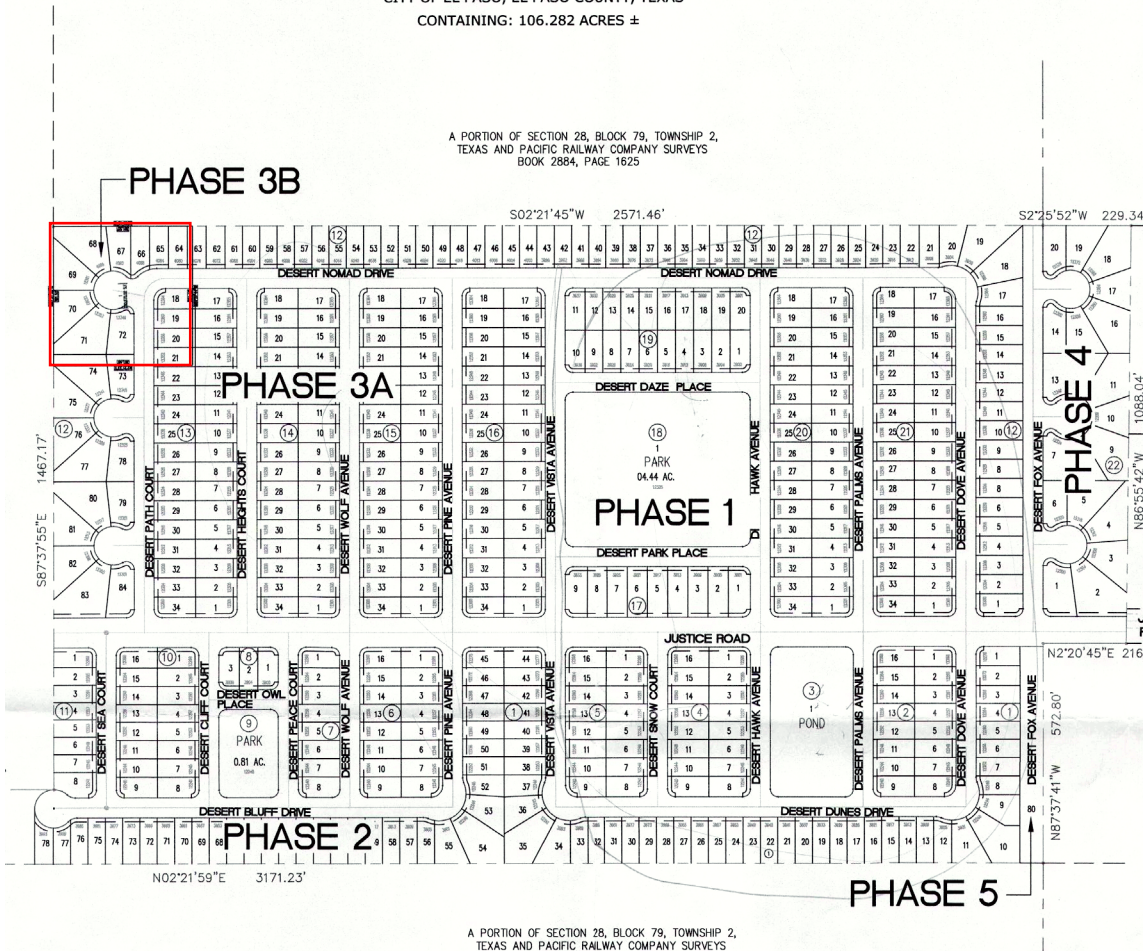
Proposed Annexation Location

The applicant requests annexation of the previously described land into the corporate limits of the City of El Paso. Annexation requests must comply with the standards and provisions of the City's Annexation Policy.

The Commission must determine the following:

1. Will the annexation protect the best interest, health, safety and welfare of the public in general?
2. What is the relation of the proposed change to the City's Comprehensive Plan?
3. What effect will the annexation have upon the natural, social, and economic conditions, and property values, in the vicinity, and in the City as a whole?

BEING A PORTION OF SECTIONS 28 AND 33, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 106.282 ACRES ±



Conceptual Site Plan

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

PLAN EL PASO GOALS & POLICIES	DOES IT COMPLY?
<u>G-2 — Traditional Neighborhood</u> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	The subject parcel is designated G-2 on the Future Land Use map. The proposed residential development is appropriate for this sector. The Desert Sands development is not within an area identified by Plan El Paso as suited for the use of SmartCode. However, the subject property will likely be rezoned to R-MU (Residential Mixed Use) to concur with the existing Desert Sands zoning. R-MU allows for higher density, compact development.
<u>Policy 1.5.1:</u> The City strongly recommends that further outward expansion take the form of complete new neighborhoods that have characteristics of El Paso's most revered older neighborhoods. This policy applies to future development in the O-6 "Potential Annexation" and O-7 "Urban Expansion" open-space sectors on the Future Land Use Map.	The City annexation policy requires review of properties being proposed for annexation against guidelines that are similar to this policy. See the analysis below.

CONSISTENCY WITH THE CITY'S ANNEXATION POLICY

Adopted in September 2009, the City's annexation policy states that proposed annexations are subject to review requirements, including:

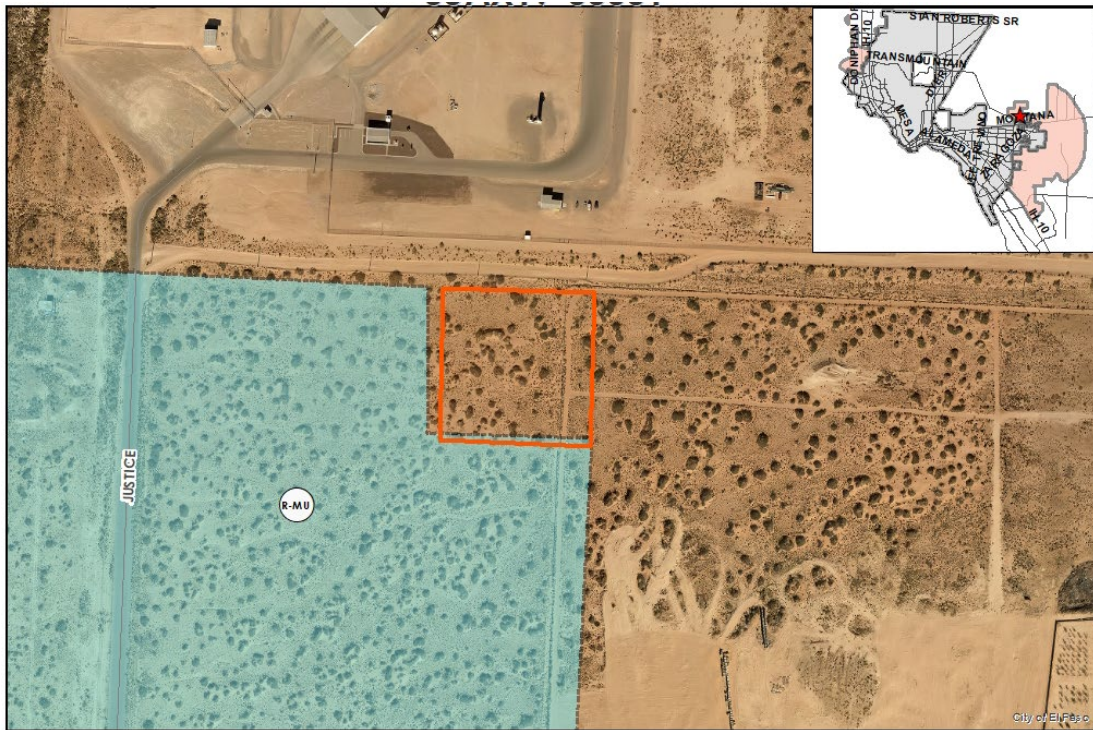
"The extent to which the general development plan incorporates Smart Growth principles, most essentially incorporating or promoting a mixture of land uses where appropriate, an interconnected network of streets, and transit alternatives to the automobile."

The Generalized Plot Plat provided by the applicant indicates the landowners' intent to develop the property as part of the Desert Sands residential development, including a mix of single-family, duplex, and quadruplex housing types. While this proposal does not provide a mixture of land uses, it is consistent with the development pattern present in the City immediately to the west of the subject property.

The plan does include a connection to the network of streets proposed for Desert Sands. These local streets will connect to the existing grid, including the extension of the north-south travelling Minor Arterial, Justice Road, as per the City's Major Thoroughfare Plan.

The only dedicated infrastructure for alternative transit options is proposed for Justice Road, which will include buffered bike lanes, as recommended on the City's Comprehensive Bike Plan.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The area to the immediate west of the subject property was annexed in 2007, and is primarily developed for single-family detached residential lots, with neighborhood parks and drainage ponds interspersed. There is an elementary school (Purple Heart) located 2.59 miles away. The nearest existing park (Sgt. Jesus Roberto Vasquez USMC) is located 2.13 miles away. There are future parks planned for this development identified in the Desert Sands Master Zoning Plan.



Existing Zoning in the Surrounding Area

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: The Service Plan (Attachment 6) details the services that will be provided to the subject property upon annexation. The applicant will need to coordinate with EPWater and other entities to set up service.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: N/A

RELATED APPLICATIONS: Desert Sands Phase 1 was approved by CPC on July 18, 2018.

Prior to the commencement of development, the applicant must complete the following processes:

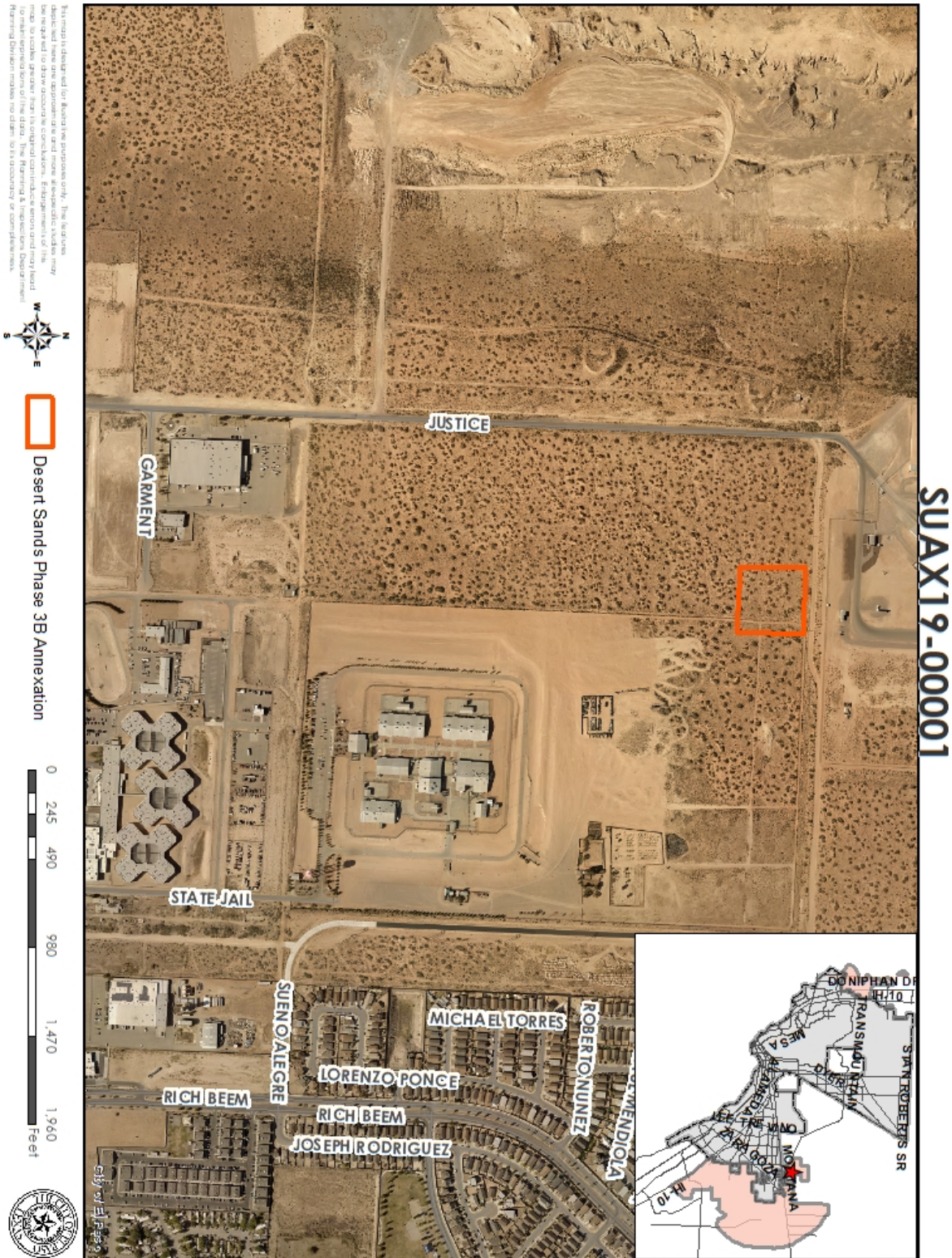
1. Subdivide the subject property
2. Rezone the subject property if district other than R-F is desired. It is anticipated that this area will be rezoned to R-MU.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Generalized Plot Plan
4. Application
5. Department Comments
6. Annexation Agreement and Service Plan

ATTACHMENT 1

Location Map

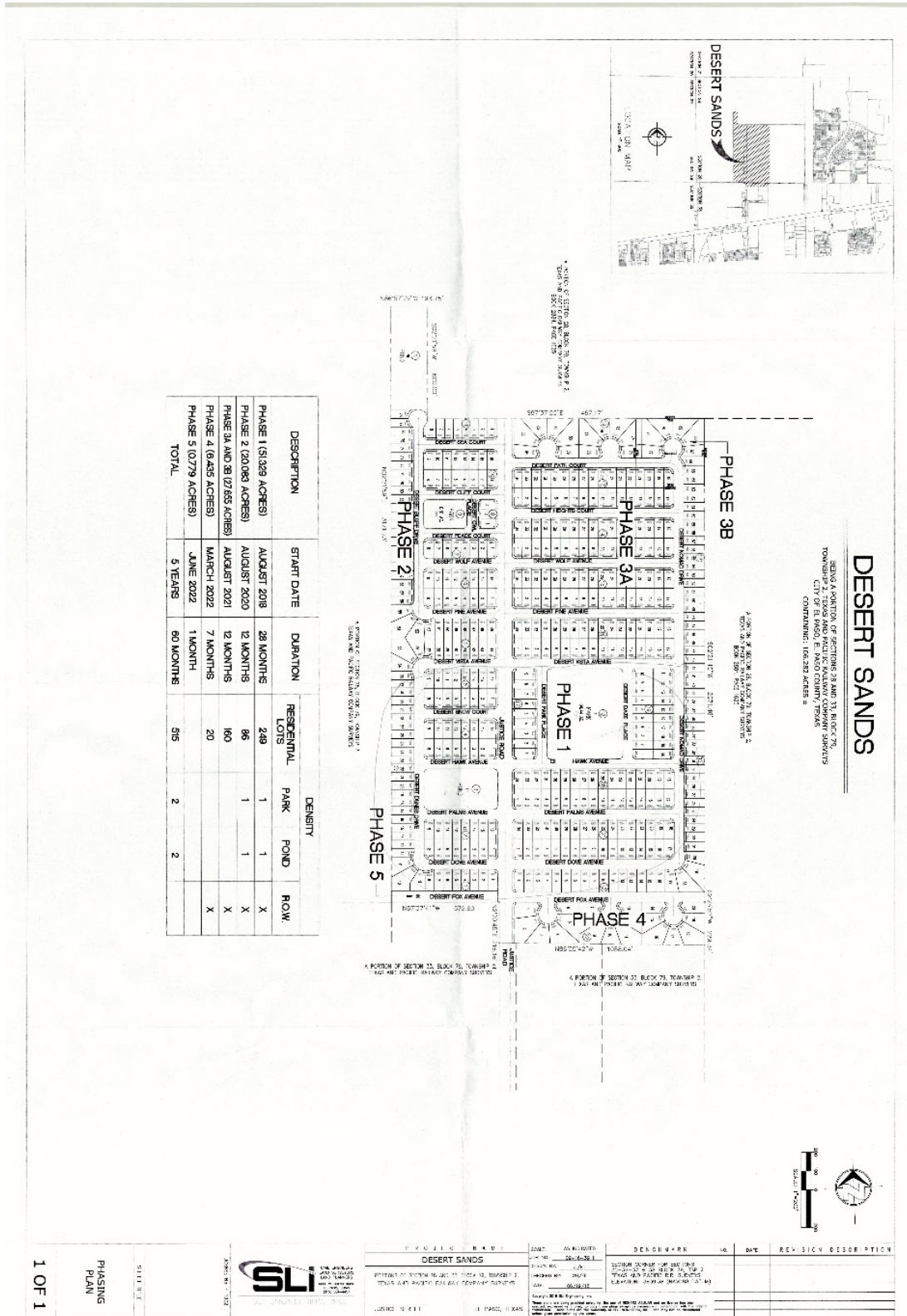


Aerial Map



ATTACHMENT 3

Generalized Plot Plan



ATTACHMENT 4

Application



**APPLICATION FOR ANNEXATION
PLANNING & INSPECTIONS
DEPARTMENT PLANNING DIVISION**

City of El Paso, Texas
811 Texas Avenue
El Paso, TX 79901
915-212-0088

1. CONTACT INFORMATION

PROPERTY OWNER(S): eEPT DESERT SANDS LLC.
ADDRESS: 444 EXECUTIVE SUITE 238 ZIP CODE: 79912 PHONE: 915 838 8100
APPLICANT(S): SAME
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
REPRESENTATIVE(S): SLI ENGINEERING, INC
ADDRESS: 6600 WESTWIND ZIP CODE: 79912 PHONE: 915 584 4457
E-MAIL ADDRESS: ghalloul@sl-engineering.com FAX: _____

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
LEGAL DESCRIPTION: Portion of Block 79 TSP 2, Sec 28, T & P Survey
STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: Vacant
PROPOSED ZONING: RMU PROPOSED LAND USE: residential

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
LEGAL DESCRIPTION: _____
STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
PROPOSED ZONING: _____ PROPOSED LAND USE: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
LEGAL DESCRIPTION: _____
STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
PROPOSED ZONING: _____ PROPOSED LAND USE: _____

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
Printed Name: Richard Aguilar Signature: _____
Printed Name: _____ Signature: _____
Printed Name: _____ Signature: _____

Note: Signatures are required for all owners of record for the property proposed for annexation. Attach additional signatures on a separate sheet of paper.

OFFICE USE ONLY

Case# SUAX19-00001 RECEIVED DATE: ____/____/____ APPLICATION FEE: \$ 669.00
DCC REVIEW DATE: ____/____/____ (9:00 am _____)
CPC REVIEW DATE: ____/____/____ (1:30 pm _____)
ACCEPTED BY: _____

ATTACHMENT 5

Department Comments

Planning & Inspections Department – Planning Division

Recommend approval.

Planning & Inspections Department – Land Development

No objections to proposed annexation agreement.

Sun Metro

Sun Metro does not oppose this request.

Texas Department of Transportation

TXDoT plan review and access review will be required once subdivision abutting state highway is ready for development.

El Paso Fire Department

No objection.

Capital Improvement Department – Parks

No comments received.

El Paso Water – Engineering

Water:

There is an existing 16-inch diameter water main that extends along a 20-foot PSB easement within the subject property. This water main extends in an east to west direction to Justice Drive and continues in a north to south direction, following the alignment of the future Justice Drive. Also, there is an existing 12-inch diameter water main along Justice Drive that connects to the 16-inch water main described above.

Sewer:

There is an existing 27-inch diameter sanitary sewer main that extends along Justice Drive and ends at the southern property line of the subject property. This main is available for main extensions.

General:

Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans,

landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water – Stormwater Engineering

EPW - Stormwater Engineering has reviewed the Subdivision Improvement Plans for Desert Sands and which the City has approved. We have no objections to the proposed annexation of this parcel to the subdivision.